



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 01:49 PM Fee: \$34.00

2021235645

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
COLLINWOOD WEST PUD HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Travis §

1. Name of Subdivision: Collinwood West Section II, a Planned Unit Development

2. Subdivision Location: Travis County

3. Name of Homeowners Association: Collinwood West PUD Homeowners Association, Inc.

4. Recording Data for Association: See Exhibit A attached to Film Code 00005664756, filed at
Travis County on 12/19/1997.

5. Recording Data for Declaration and any amendments: Restrictive Covenants file at Travis
County under Film Code 00005664756, Vol. 13085, pgs 387-392 on 12/19/1997.

Declaration of Covenants, Conditions and Restrictions filed At Travis Co. under Vol. 13284, pg.
309.

Amended and Restated Declaration filed at Travis Co. under TRV 1999049493 on 6/15/1999.

6. Other information the Association considered appropriate for the governing, administration or
operation of the subdivision and homeowners' association:

Bylaws are attached to and filed with the Certificate filed on 7/17/2011, TRV 2011101588 at
Travis County.

Articles of Incorporation: The Articles are attached to and filed with the Certificate filed on
7/17/2011, TRV 2011101588 at Travis County

Collection Resolution and Schedule are attached to and filed with the Certificate filed on
7/17/2011, TRV 2011101588 at Travis County.

Violation Policy and Procedure are attached to and filed with the Certificate filed on 7/17/2011,
TRV 2011101588 at Travis County.

Resolutions/Policies:

All policies are attached to and filed with Doc. 2012001386

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol display

Resolutions/Policies/Guidelines: All policies are attached to and filed under Doc. 2014071213

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Collinwood West PUD Homeowners Association Billing Policy and Payment Plan Guidelines are filed under Document No. 2018012649

Updated mailing address information was filed under Document No. 2019179707.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush

- Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Collinwood West PUD Homeowners Association, Inc.


By: 
 Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Collinwood West PUD Homeowners Association, Inc., on behalf of said association.


 Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

